

IN RE: PETITION FOR VARIANCE
E/S Baker Avenue, 31' S of
centerline of Moreland Avenue
14th Election District
6th Councilmanic District
8821 Baker Avenue
John F. Bassford
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-381-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, John F. Bassford, personal representative of the Estate of Samuel Bassford, his father, who is now deceased. The variance request is for property located at 8821 Baker Avenue in the Parkville area of Baltimore County. The variance request is to allow a lot width of 43 ft. in lieu of the required 55 ft. and to approve a sideyard setback of 6 ft. in lieu of the required 10 ft. and also the approval of an undersized lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request was Vince Moskunus, the professional engineer who prepared the site plan of the property. Mr. William Schmidbauer, a local realtor, also attended on behalf of Mr. Bassford. There were no protestants or other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.275 acres, more or less, zoned D.R.5.5. The subject property is improved with a one-story frame dwelling which has existed on the property since prior to 1945. The lots were part of a recorded residential subdivision known as Ridge Grove, which was recorded in the 1920's. The house has existed on the property for many years with its 6 ft. sideyard setback. Furthermore, while the lots are actually 25 ft. in width, for a total lot width of 50 ft., the actual measurement comes to 43 ft. given that the lots are angled to Baker Avenue. In any event, the

ORDER RECEIVED FOR FILING
Date 6/15/99
By J. J. Gyness

variance request is to approve existing conditions that have been on the property for many years.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

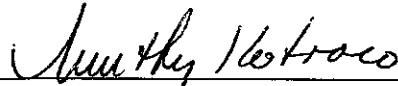
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED this 15th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3.B.3 to allow a lot width of 43 ft. in lieu of the required 55 ft. and to approve a sideyard setback of 6 ft. in lieu of the required 10 ft. and also the approval of an undersized lot in accordance with Petitioner's Exhibit 1,

ORDER FILED
Date 6/15/99
By J. R. Gennett

be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE
6/15/99
BY
R. Spence



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 16, 1999

Mr. John F. Bassford
6220 Everall Avenue
Baltimore, Maryland 21206

Re: Petition for Variance
Case No. 99-381-A
Property: 8821 Baker Avenue

Dear Mr. Bassford:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8821 BAKER AVENUE

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 304.2 BCZR.

TO ALLOW A LOT WIDTH OF 43' IN LIEU OF THE REQUIRED 55', TO ALLOW A SIDEYARD SETBACK OF 6' IN LIEU OF THE REQUIRED 10', AND TO APPROVE AN UNDERSIZED LOT PER SECTION 304 & TO APPROVE ANY OTHER VARIANCES DEEMED NECESSARY BY ZONING COMMISSIONER.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. EXISTING HOUSE BUILT BEFORE 1949 ON OLD RECORDED LOTS 21 FEET MORE OR LESS IN WIDTH.
2. TWO (2) TAX ACCOUNT NUMBERS FOR BOTH LOTS. (21 FEET MORE OR LESS / LOT 4 LOTS)
3. COULD WIDEN LEFT SIDE FOR SIDEYARD SETBACK, BUT WOULD CREATE A PINHANDLE CONDITION FOR REMAINING LOT WHICH MAY NOT BE COMPATIBLE TO NEIGHBORHOOD.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOHN F. BASSFORD (SON)

Name - Type or Print

Signature

Name - Type or Print

Signature

6220 EVERALL AVE.

410-828-9060

Address

Telephone No.

BALTO.

MD.

21206

City

State

Zip Code

Representative to be Contacted:

M&H DEVELOPMENT ENG., INC.

Name

200 E. JOPPA RD

410-828-9060

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 3-29-99

Case No. 99-381-A

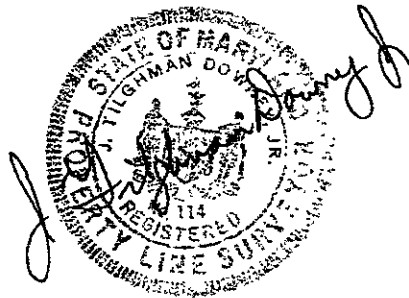
REC 9/15/98

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #8821 Baker Avenue

Beginning at a point on the east side of Baker Avenue which is 30' wide at the distance of 31' south of the centerline of Moreland Avenue which is 50' wide. Being Lot Nos. 303 and 304 in the subdivision of Ridge Grove as recorded in Baltimore County Plat Book #7, Folio #42, containing 12000 square feet. Also known as #8821 Baker Avenue and located in the 14th. Election District, 6th. Councilmanic District.



J. Tilghman Downey, Jr.
Reg. No. 114

381

99-381-A

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065426

DATE 3-27-79 ACCOUNT 2-001-0150
AMOUNT \$ 50.00

RECEIVED FROM: Donald Aguilano
8821 Baker Ave ITEM # 381
FOR: Variance & Undersize lot Taken by: JRP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
3/29/1979 3/29/1979 11:52:12
REG. NO. 0001 CASHIER CLERK CML DRAGON
MISCELLANEOUS CASH RECEIPT
RECEIPT # 094713
CR NO. 065426

50.00 CML CR
Baltimore County, Maryland

99-381-A

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-387-A

8821 Baker Avenue

E/S Baker Avenue, 31' S of centerline Moreland Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): John F. Bassford & Samuel Bassford

Variance: to allow a lot width of 43 feet in lieu of the required 55 feet; to allow a side yard setback of 6 feet in lieu of the required 10 feet; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Monday, May 17, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
4/5/97 April 29

C307927

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-381-A
PETITIONER/DEVELOPER:
[John & Sam Bassford]
DATE OF Hearing
[May 17, 1999]

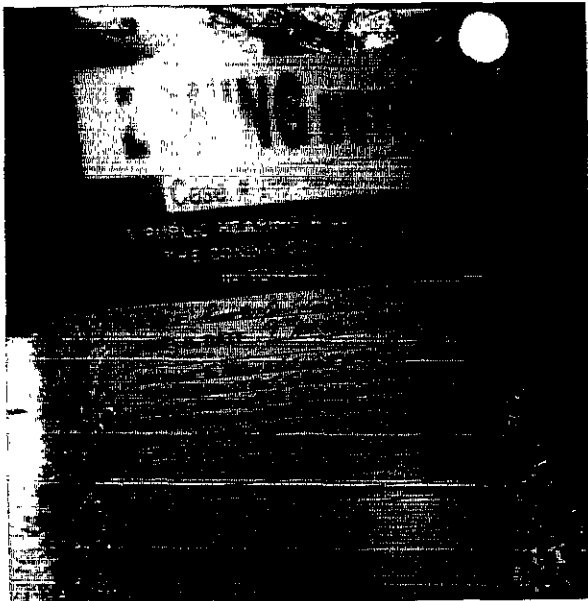
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
8821 Baker Ave. Baltimore, Maryland 21234_____

The sign(s) were posted on _____ 4-30-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]

99-381-A

RE: PETITION FOR VARIANCE
8821 Baker Avenue, E/S Baker Ave.,
31' S of c/l Moreland Ave., 14th Election
District, 6th Councilmanic

Legal Owners: John F. and Samuel Bassford

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-381-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 13, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-381-A
8821 Baker Avenue
E/S Baker Avenue, 31' S of centerline Moreland Avenue
14th Election District – 6th Councilmanic District
Legal Owner: John F. Bassford & Samuel Bassford

Variance to allow a lot width of 43 feet in lieu of the required 55 feet; to allow a side yard setback of 6 feet in lieu of the required 10 feet; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, May 17, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: John Bassford
M & H Development Eng., Inc.
Anna Crawford

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 2, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
April 29, 1999 Issue – Jeffersonian

Please forward billing to:
John F. Bassford 410-828-9060
6220 Everall Avenue
Baltimore, MD 21206

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-381-A
8821 Baker Avenue
E/S Baker Avenue, 31' S of centerline Moreland Avenue
14th Election District – 6th Councilmanic District
Legal Owner: John F. Bassford & Samuel Bassford

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HEARING: Monday, May 17, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt 34

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-381-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a lot width of 43'
in lieu of the required 55'. To allow a side yard setback
of 6' in lieu of the required 10'. And to approved an
undersized lot per section 304 & to approve any other
variances deemed necessary by zoning commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 14, 1999

M & H Development Engineering Inc
200 E. Joppa Road, Room 101
Towson, MD 21286

RE: Case No.: 99-381-A
Petitioner: Bassford
Location: 8821 Baker Avenue

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 29, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 22, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 19, 1999
 Item No. 381

The Bureau of Development Plans Review has reviewed the subject zoning item. Baker Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZAC0419.381



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 19, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 12, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

390, 391, 392, 393, 394, 395, 397, and 398

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/12/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

381

382

384

385

386

387

388

391

392

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 9, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GH
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 381
PETITIONER: John F. Bassford and Samuel Bassford

VIOLATION CASE NO.: 97-8744

LOCATION OF VIOLATION: E/S Baker Avenue, 31' S of centerline
Moreland Avenue (8821 Baker Avenue)
14th Election District

DEFENDANT(S): John F. Bassford and Samuel Bassford

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Anna Crawford

8809 Baker Avenue
Baltimore, Maryland 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/gh/lmh

99-381-A



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 381 JFR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Jane Stephens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 20, 1999

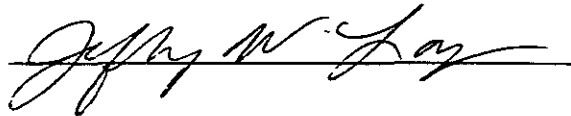
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 381

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
 Attn: Ervin McDaniel
 County Courts Bldg, Rm 406
 401 Bosley Av
 Towson, MD 21204

B Permit Number
 381

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ M&H Development Engineers, Inc. 200 E. Joppa Road, Room 101 (410)828-9060
Print Name of Applicant Address Telephone Number

☐ Lot Address 8821 Baker Avenue Election District 14 Council District 6 Square Feet 12000

Lot Location: N(E)S W / side / corner of Baker Avenue 31' feet from N(E)S W corner of Moreland Avenue
(street) (street)

Land Owner Samuel Bassford (deceased) Tax Account Number 1402001975

Address c/o John Bassford (son) Estate Admin: Telephone Number (410)828-9060
6220 Everall Avenue Baltimore, MD 21206

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>		
2. Permit Application	<u>—</u>		<u>X</u>
3. Site Plan	<u>X</u>		
Property (3 copies)	<u>X</u>		
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>		
4. Building Elevation Drawings	<u>X</u>		
5. Photographs (please label all photos clearly)	<u>X</u>		
Adjoining Buildings	<u>X</u>		
Surrounding Neighborhood	<u>X</u>		

Residential Processing Fee Fax Codes 030 & 080 (\$\$\$)
 Accepted by IRF
 ZADM
 Date 3-29-99
99-381-A

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ Approval

☐ Disapproval

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

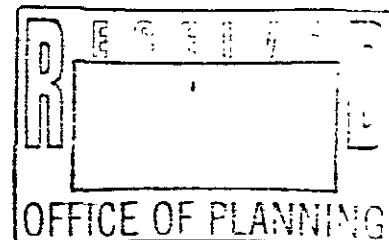
Signed by: Ervin McDaniel

For the Director,

Office of Planning & Community Conservation

Revised 8/5/95

Date: 4/20/99



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

B Permit Number

381

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ M&H Development Engineers, Inc. 200 E. Joppa Road, Room 101 (410)828-9060
Print Name of Applicant Address Telephone Number

☐ Lot Address 8821 Baker Avenue Election District 14 Council District 6 Square Feet 12000

Lot Location: N E S W / side / corner of Baker Avenue 31' feet from N E S W corner of Moreland Avenue
(street) (street)

Land Owner Samuel Bassford (deceased) Tax Account Number 1402001975

Address c/o John Bassford (son) Estate Admin: Telephone Number (410)828-9060
6220 Everall Avenue Baltimore, MD 21206

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	YES	NO	PROVIDED?
1. This Recommendation Form (3 copies)	X	—	Residential Processing Fee Paid Codes 030 & 080 (\$25)
2. Permit Application	—	X	Accepted by JRF ZADM
3. Site Plan Property (3 copies)	X	—	Date 3-29-99 99-381-A
Topo Map (available in Rm 206 C.O.E.) (2 copies) (please label site clearly)	X	—	
4. Building Elevation Drawings	X	—	
5. Photographs (please label all photos clearly) Adjoining Buildings	X	—	
Surrounding Neighborhood	X	—	

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ Approval

☐ Disapproval

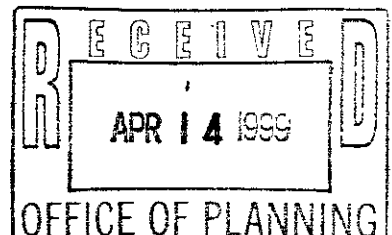
☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Jeffrey W. Long
As the Director, Office of Planning & Community Conservation

Revised 9/5/95

Date:

4/20/99



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____ #8821 Baker Avenue

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

PETITIONER(S) SIGN-IN SHEET

ADDRESS

NAME
MEN. DEV. ENG., INC.
VINCENT J. MOSKUNAS
WILLIAM SCHMIDBAUGH
FOR JOHN F. BASSFORD

200 E. JOPPA RD. TOWSON MD 21286
9431 BELAIR ROAD



o-phed

4/16/99

2700

BK

Anna Crawford

410-661-6357

You sent her a zoning
notification letter & she knows
nothing about it. She's
apparently not the right
party. Case # 99-331-A

2

(AUCZ)

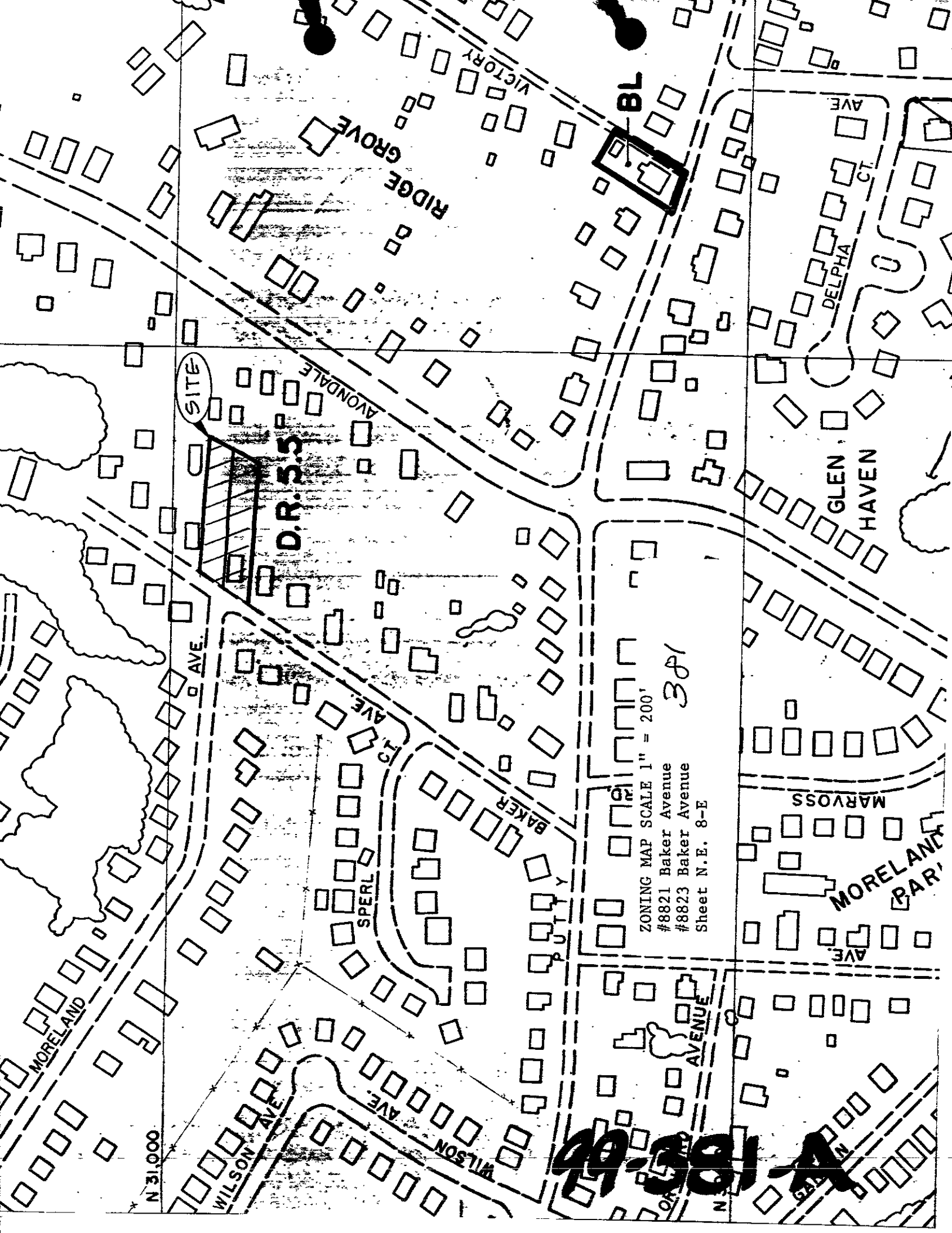
4/16/99

3:51 p.m.

2

Spoke with Mrs. Crawford -
since Mr. Crawford has
cleaned-up the yard,
she no longer cares.

[Signature]



SITE

D.R. 55

BL

ZONING MAP SCALE 1" = 200'

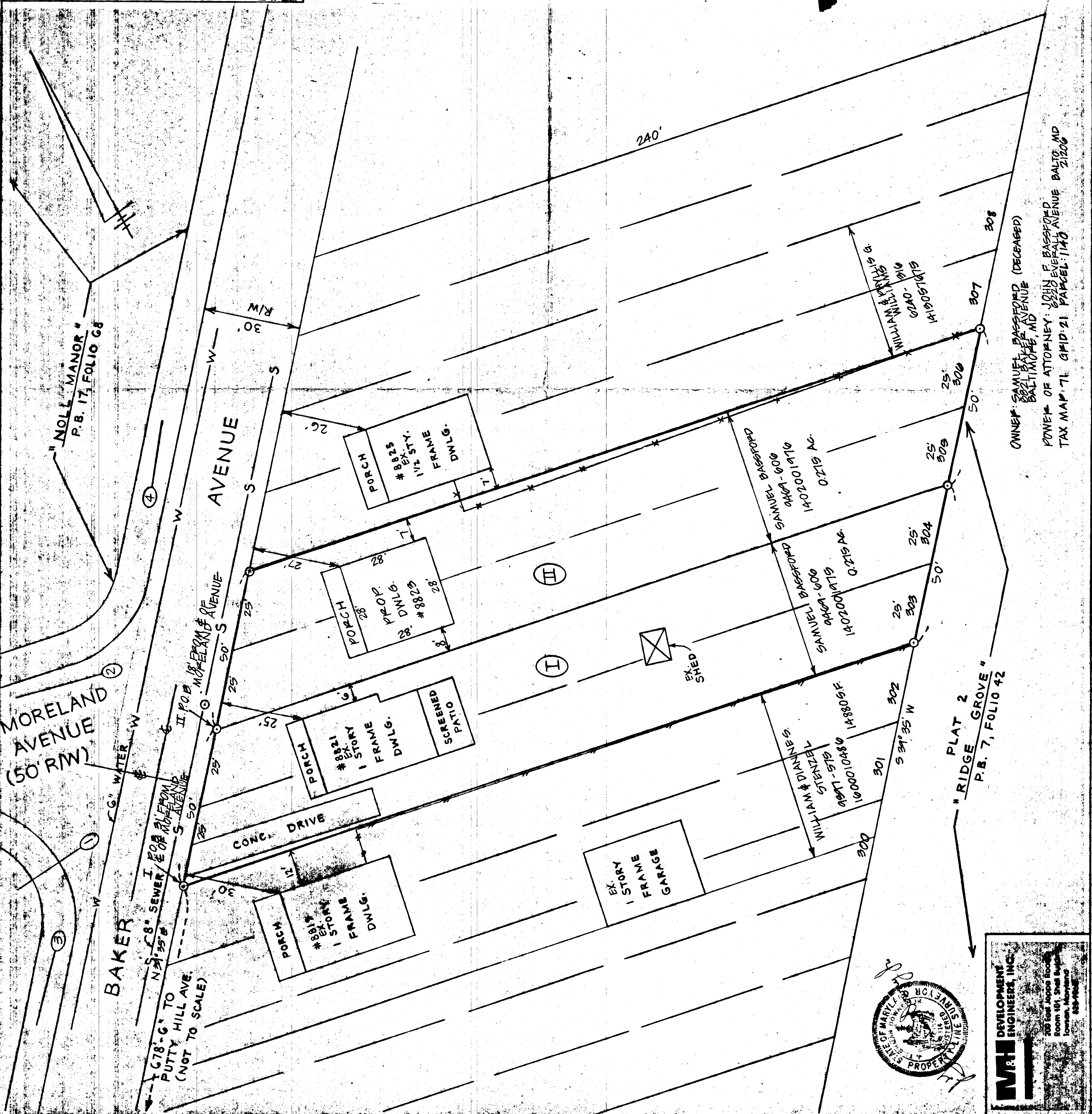
#8821 Baker Avenue

#8823 Baker Avenue

Sheet N.E. 8-E

381

49-381



1. ZONING: D.R.S.S

2. 200' SCALE MAP: N.E. 8-E-

3. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

1. FLOOD HAZARD MAP: COMMUNITY PANEL NO.:

ZONE: "C"

LOT SIZE: # 8821 0.275 ACRES ± 12000 S.F.

8823 0.275 ACRES ± 12000 S.F.

COUNCILMANIC DISTRICT: 6

1. PUBLIC WATER AND SEWER

2. PRIORITY ZONING HEARING: NONE

① — PICTURE NO & DIRECTION

)

Ref ID: A1

II. PLAT TO ACCOMPANY PETITION FOR UNDERSIZED LOT APPLICATION AND A SIDEYARD VARIANCE

#8821 BAKER AVENUE LOTS 303 & 304.

AT TO ACCOMPANY AN UNDERSIZED LOT APPLICATION
AND A SIDEYARD VARIANCE
#8823 BAKER AVENUE LOTS 305 & 306

"RIDGE GROVE" (7-42)

ELECTION DISTRICT N° 14

LTIMORE CO, MD
SCALE: 1"=20'

MARCH 23, 1999

99.382-A

UNIT: SAMUEL BASSFURD (VEGETABLE)
0021 BAKER AVENUE
BATTIMORE, MD

DAVID M. MURPHY, MD
COUNSELOR AT LAW: JOHN E. BASSERMAN

6220 EVERALL AVENUE BALTO MD 21206

[illegible]

M & H
DEVELOPMENT
ENGINEERS, INC.

200 East Jacobs Road
Room 101, Shell Building
Lonsdale, Maryland
809-4908

IN RE: PETITION FOR VARIANCE
E/S Baker Avenue, 18' N of
centerline of Moreland Avenue
14th Election District
6th Councilmanic District
8823 Baker Avenue
John F. Bassford
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-382-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, John F. Bassford, as personal representative of his father, Samuel Bassford. The variance request is for property located at 8823 Baker Avenue in the Parkville area of Baltimore County. The variance request is to allow a lot width of 43 ft. in lieu of the required 55 ft. and to approve a sideyard setbacks of 7 ft. and 8 ft. in lieu of the required 10 ft. and also to approve an undersized lot pursuant to Section 304. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request were: Vince Moskunas, the professional engineer who prepared the site plan of the property; Bill Schmidbauer, a realtor, who is also working with the Bassford family; and Donald Aquiland on behalf of Dakota homes, purchaser of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.275 acres, more or less, zoned D.R.5.5. The subject property is located on Baker Avenue in the Parkville area of Baltimore County. The residential subdivision known as Ridge Grove was created and recorded in 1922. These lots have been lots of record since that time. The subject property consists of two 25 ft. lots and is unimproved at this time. The Petitioner is desirous of constructing a single family home on these two lots. They have submitted to the Office

DATE 6/15/99
BY R. Moskunas

of Planning elevation drawings of the house to be built. The Planning Office has recommended approval of the variance request, after reviewing the elevation drawings.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

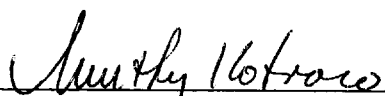
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED this 15th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance to allow a lot width of 43 ft. in lieu of the required 55 ft. and to approve sideyard setbacks of 7 ft. and 8 ft. in lieu of the required 10 ft. and also to approve an undersized lot pursuant to Section 304, in accordance with Petitioner's Exhibit 1,

be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/15/99
BY R. J. [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 16, 1999

Mr. John F. Bassford
6220 Everall Avenue
Baltimore, Maryland 21206

Re: Petition for Variance
Case No. 99-382-A
Property: 8823 Baker Avenue

Dear Mr. Bassford:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8823 BAKER AVE.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C. 1 and 304.2 B.C.Z.R.

TO ALLOW A LOT WIDTH OF 43' IN LIEU OF THE REQUIRED 55', TO ALLOW A SIDEYARD SETBACKS OF 7' AND 8' IN LIEU OF THE REQUIRED 10', RESPECTIVELY. AND TO APPROVE AN UNDERSIZED LOT PER SECTION 304 & TO APPROVE ANY OTHER VARIANCES DEEMED NECESSARY BY ZONING COMMISSIONER.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. TWO LOTS TOTAL WIDTH OF 21 FEET MORE OR LESS. RECORDED ON PLAT 2 YEAR 1922.
2. NOT ENOUGH OWNERSHIP TO COMPLY W/ B.C.Z.R. FOR LOT WIDTH & SETBACK (SIDE)
3. TOTAL WIDTH OF OWNERSHIP 43.19' EXISTING HOUSE ON OTHER LOT BUILT BEFORE 1949, TWO (2) TAX ACCOUNT NUMBERS (2) PARCELS

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOHN F. BASSFORD (SON)

Name - Type or Print

Signature

SAMUEL BASSFORD (DECEASED)

Name - Type or Print

Signature

6220 EVERALL AVE

410-828-9060

Address

Telephone No.

BALTO

MD.

21206

City

State

Zip Code

Representative to be Contacted:

M & H. DEVELOPMENT ENG, INC.

Name

200 E. JOPPA RD.

410-828-9060

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 3/29/99

Case No. 99-382-A

REU 9/15/98

ORDER RECEIVED FOR FILING

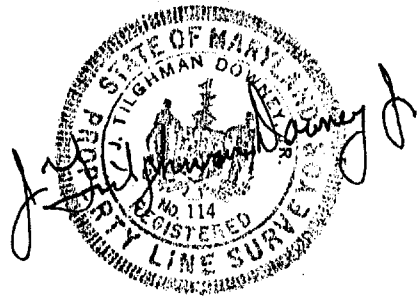
Date 6/15/99

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #8823 Baker Avenue

Beginning at a point on the east side of Baker Avenue which is 30' wide at the distance of 18' north of the centerline of Moreland Avenue which is 50' wide. Being Lot Nos. 305 and 306 in the subdivision of Ridge Grove as recorded in Baltimore County Plat Book #7, Folio #42, containing 12000 square feet. Also known as #8823 Baker Avenue and located in the 14th. Election District, 6th. Councilmanic District.



J. Tilghman Downey, Jr.

382

99.382-A

No. 6000

ACCOUNT P-001-6150

AMOUNT \$ 50.00

4423 Decker Ave.

4
1
2
4
6
9
10

FOR: Verience & Underage lot Taken by: JEP

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99.382.A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-382-A

8823 Baker Avenue

E/S Baker Avenue, 18' N of centerline Moreland Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): John F. Bassford & Samuel Bassford

Variance: to allow a lot width of 43 feet in lieu of the required 55 feet; to allow side yard setbacks of 7 feet and 8 feet in lieu of the required 10 feet, respectively; and to approve an undersized lot and; to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Monday, May 17, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/5/98 April 29

C307937

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-382-A
PETITIONER/DEVELOPER:
(John & Sam Bassford)
DATE OF Hearing
(May 17, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
8823 Baker Ave. Baltimore, Maryland 21234_____

The sign(s) were posted on _____ 4-30-99 _____
[Month, Day, Year]

Sincerely,

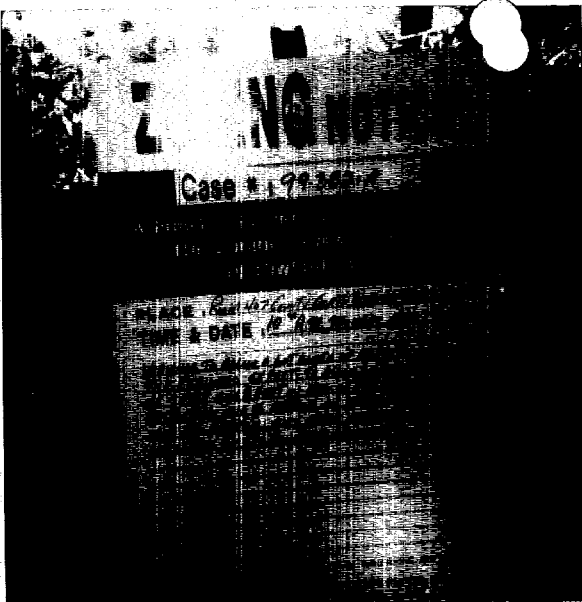

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]



RE: PETITION FOR VARIANCE
8823 Baker Avenue, E/S Baker Ave.,
18' N of c/I Moreland Ave., 14th Election
District, 6th Councilmanic

Legal Owners: John F. and Samuel Bassford

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-382-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 13, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-382-A

8823 Baker Avenue

E/S Baker Avenue, 18' N of centerline Moreland Avenue

14th Election District – 6th Councilmanic District

Legal Owner: John F. Bassford & Samuel Bassford

Variance to allow a lot width of 43 feet in lieu of the required 55 feet; to allow side yard setbacks of 7 feet and 8 feet in lieu of the required 10 feet, respectively; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, May 17, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: John F. Bassford
M&H Development Eng., Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 2, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
April 29, 1999 Issue – Jeffersonian

Please forward billing to:

John F. Bassford 410-828-9060
6220 Everall Avenue
Baltimore, MD 21206

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-382-A

8823 Baker Avenue

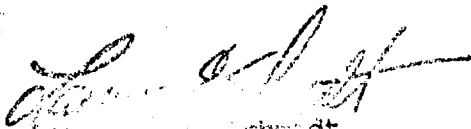
E/S Baker Avenue, 18' N of centerline Moreland Avenue

14th Election District – 6th Councilmanic District

Legal Owner: John F. Bassford & Samuel Bassford

Variance to allow a lot width of 43 feet in lieu of the required 55 feet; to allow side yard setbacks of 7 feet and 8 feet in lieu of the required 10 feet, respectively; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, May 17, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
SA

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-382-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a lot width of 43' in lieu
of the required 55'. To allow a side yard setbacks of 7'
and 8' in lieu of the required 10', respectively. And to
approved an undersized lot per section 304 & to approve any
other variances deemed necessary by zoning commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE